

Prepared by:
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2309 Oliver Road
Monroe, LA, 71201
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Sean A. Southern Bar# 103043

JA
Augusta

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**Substitute Trustee's Deed
Indexing Instructions**

Lot 125, Section B, Apple Creek North S/D, Sec. 3, T2S, R8W, Plat Book 45, Page 18, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Sean A. Southern
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Auxo Development, LLC
1761 Dancy Blvd
Horn Lake, MS 38637
901-497-4863

WHEREAS, on the 25th day of July, 2003 and acknowledged on the 25th day of July, 2003, John W. Pidgette III joined by Andrea J. Pidgette, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1798 at Page 235; and

WHEREAS, on the 1st day of August, 2011, Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3329 at Page 137; and

WHEREAS, on the 25th day of May, 2012 the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3448 at Page 478; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Sean A. Southern, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated June 14, 2012 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 10th day of July, 2012, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Sean A. Southern, Substitute Trustee, did on the 10th day of July, 2012, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 125, Section B, Apple Creek North Subdivision, situated in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 45, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Auxo Development, LLC was the highest bidder and best bidder, therefore, for the sum of \$103,994.40 and the same was then and there struck off to Auxo Development, LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Sean A. Southern, Substitute Trustee, for the consideration of \$103,994.40 do hereby convey the above-described property to Auxo Development, LLC.

I convey only such title as is vested in me as Substitute Trustee.

FM/F11-1429

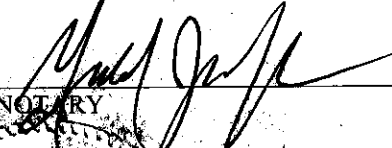
WITNESS MY SIGNATURE, this the 17 day of July, 2012.


Sean A. Southern, Substitute Trustee

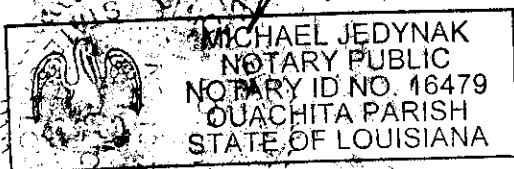
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 17 day of July, 2012, the within named Sean A. Southern, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



F11-1429

AFFP
F11-1429/Pidgette

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI }
COUNTY OF DESOTO } SS

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

June 19, 2012, June 26, 2012, July 03, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Diane Smith

Clerk

Subscribed to and sworn to me this 3rd day of July 2012.

Judy H. Douglas
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00002954 00011935 318-323-9741

Kimberly West
Morris & Associates
2309 Oliver Road
Monroe, LA 71201

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto
WHEREAS, on the 25th day of July, 2003 and acknowledged on the 25th day of July, 2003, John W. Pidgette III joined by Andrea J. Pidgette, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1798 at Page 235; and
WHEREAS, on the 1st day of August, 2011, Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3329 at Page 137; and
WHEREAS, on the 25th day of May, 2012, the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3448 at Page 478; and
WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 10th day of July, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit: Lot 125, Section B, Apple Creek North Subdivision, situated in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 45, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this 14th day of June, 2012.
Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
FM/F11-1429
PUBLISH: 6-19-12 / 6-26-12 / 7-3-12

